

**APP/21/00601 Land north of Solent Road (adjacent to Bosmere Medical Centre)
Havant**

Proposed Portsmouth Water Headquarters building (Use Class E(g)(i) use) and new employment premises (Use Class B2.B8/E(g)(iii) use); widened access onto Solent Road; and associated access, car parking, landscaping and works; including the felling of 7No. trees the subject of TPO No.1801 in order to improve the access and allow for the development.

Consultation Comments - HBC Community Infrastructure Officer

S106

A S106 is likely given the scale and location of the site.

Heads of Term arising out of Consultee responses including but not limited to:

1. SUDS/SUDS Bond (Bond not necessary if Southern Water have agreed to adopt SUDS once installed)
2. HBC Monitoring Fees*
3. Highway Works (HCC)
4. Travel Plan (HCC)
5. HCC Monitoring Fees

**SEE THE HBC DEVELOPER CONTRIBUTIONS GUIDE FOR ADDITIONAL
INFORMATION:**

Latest version accessible from: <https://www.havant.gov.uk/community-infrastructure-levy>

***HBC Monitoring Fees:** As part of the 'Heads of Terms' it would be necessary to include monitoring fees for any HBC Head of Term. The amended CIL Regulations effective 1/9/19 regularise the collection of S106 monitoring fees. We have an agreed schedule of charges and these are currently outlined in Appendix A:

Appendix A

	Prices 2021/2022	VAT	Comments
S106 Monitoring Fees The Council charges a fee to monitor all planning obligations as set out in the CIL Regulations and this is decided at a cost per head of term contained within the obligation and is in addition to the legal charge for drafting and checking the obligation.	£753.80 per non-financial head of term	O	Monitoring fee capped at a maximum of £10,833 ¹ per application
	5% of cost per financial head of term	O	
Solent Recreation Mitigation Partnership		O	Payment for management of Internationally protected Habitat. Contribution per dwelling plus monitoring and administration charge². Further details: www.havant.gov.uk/planning-and-environment/planning-services/solent-recreation-mitigation-partnership-financial-contribution

O – Outside the Scope

¹ This cap only applies to major applications without long term ecological management which may be subject to separate negotiation

² The administration charge applies only to Unilateral Undertakings